

VILLAGE OF OCONOMOWOC LAKE

**OCONOMOWOC LAKE SPECIAL PLAN COMMISSION MEETING MINUTES
OF Monday, December 21, 2009. Unofficial until approved by the Plan
Commission. Approved as written (X) or with corrections () on
02/01/2010.**

A special meeting of the Plan Commission of the Village of Oconomowoc Lake was held on Monday, December 21, 2009, commencing at 7:00 p.m., at the Village Hall, 35328 W. Pabst Road, Oconomowoc. Legal requirements for notification as required by law have been met. Roll was taken with the following in attendance:

Mr. Kneiser/Chairperson – present
Messrs., Bickler, Birbaum, Langenbach, Lyons/Members – present
Messrs., Clarkson, Foster, Owens /Members – absent
Ms. Schlieve/Clerk– present
Mr. Wiemer/Administrator – present
Mr. Macy/Attorney – present

Attendance

Emil, Craig and Brian Ewald (Ewald Kia DBA Ewald Real Estate 36883 LLC), Ed Johnson

MINUTES

Motion (Langenbach/Bickler) to approve the minutes for the Plan Commission Meeting held on November 2, 2009, *Carried Unanimously*.

Discussion/action regarding the request of Ewald Kia DBA Ewald Real Estate 36883 LLC to amend their current Conditional Use Permit for the property located at 36883 E. Wisconsin Avenue in the Business District of the Village of Oconomowoc Lake (formerly known as Pepino's of Oconomowoc), to include the sales and service of new Kia automobiles and pre-owned automobiles.

Mr. Wiemer explained that currently Kia automobiles are displayed at both 36833 and 36883 E. Wisconsin Avenue. There is a Kia display sign at the 36833 E. Wisconsin Avenue address, and the current conditional use permit allows for a Kia display sign to be placed at the 36883 E. Wisconsin Avenue. When Ewald Kia applied for its current conditional use permit for the display of Kia vehicles, they had an agreement with the Chrysler Corporation to allow the Kias to be displayed in the same location as Chrysler and Dodge vehicles were displayed and sold, with the understanding that the Kias would be moved to a separate location after construction on the Chrysler facility was completed. However, the Ewalds now state that the Chrysler Corporation has changed their rules and will not allow the Dodge vehicles to be displayed in the same location as the Kia vehicles. Because of that change, Ewald Kia has requested a change in its conditional use permit to allow the sales of new and pre-owned Kia automobiles at 36883 E. Wisconsin Avenue (formerly Pepino's of Oconomowoc). There will be no Kia vehicles displayed at 36833 E. Wisconsin Avenue, and the Kia sign will be removed from that location and placed at 36883 E. Wisconsin Avenue. The existing building at 36883 E. Wisconsin Avenue will be used as a sales office. Tom Marks, building inspector for the Village, has inspected the building and advised that it is acceptable for use as a sales office, including the use of the bathroom facilities. Craig, Brian and Emil Ewald noted that while they do not need to include service of vehicles in the conditional use permit at this time, they requested permission to return to the

Plan Commission at a later date to add service of vehicles if they feel it is necessary. Plan Commissioners agreed that request was reasonable. It was also noted that the Chevrolet Buick building will not be expanded as originally planned. Currently the only construction being done is on the Chrysler building.

Motion (Bickler/Birbaum) to recommend to the Village Board of Trustees the approval of the proposed amendment to the Conditional Use Permit for Ewald Kia DBA Ewald Real Estate 36883 LLC, to include sales of new and pre-owned Kia vehicles at the property located at 36883 E. Wisconsin Avenue, with a permit expiration date of December 31, 2015, Carried Unanimously.

Discussion/action regarding the lighting, signage, and parking plan for Ewald Kia DBA Ewald Real Estate 36883 LLC, for the property located at 36883 E. Wisconsin Avenue in the Business District of the Village of Oconomowoc Lake.

Mr. Wiemer explained that the light poles on the property are the ones that have been previously approved for Pepino's of Oconomowoc, the former owner of the property. The parking layout will also be the same as that used by Pepino's. Mr. Craig Ewald noted it is possible that eventual parking needs could utilize the gravel portion of the parking lot. The freestanding Kia sign currently located at Ewald Chrysler, 36833 E. Wisconsin Avenue, will be moved to Ewald Kia, 36883 E. Wisconsin Avenue, and will replace the existing Pepino's of Oconomowoc sign. The Kia oval sign that is currently on the building of Ewald Chrysler will be moved to this new site as well, and will be attached to the front of the existing building.

Motion (Birbaum/Bickler) to approve the proposed lighting, signage, and parking plan for Ewald Kia DBA Ewald Real Estate 36883 LLC, at 36883 E. Wisconsin Avenue, Carried Unanimously.

With no further discussion, a motion (Bickler/Lyons) to adjourn the meeting at 7:16 p.m., Carried Unanimously.

Respectfully submitted by:
Cindy J. Schlieve
Clerk-Treasurer